

Abstract

Loans and Advances - House Building Advance - Enlargement of living accommodation in the existing house owned by Government Servants - Sanction of an advance for a second time - orders - issued.

- 1) G.O.Ms.No.752, Housing and Urban Development dated 14.5.1979.
- ii) G.O.Ms.No.1051, Housing and Urban Development dated 26.11.1982.
- iii) G.O.Ms.No.1127, Housing and Urban Development dated 21.12.1982.

ORDER:

According to Rule 4(a) of the House Building advance Rules, house building advances are sanctioned to a Government servant as detailed below only once:-

	Ceiling
A (1) Main advance for construction	
(ii) Additional advance for completion of construction.	Rs.1,50,000/-
B (1) Enlargement/Improvement advance.	
(ii) Additional advance for completion of enlargement/Improvement	Rs. 50,000/-

The sum of total of the House Building Advance for the purpose mentioned under (a) & (b) above to be sanctioned to each case, should not exceed the maximum ceiling of Rs.1,50,000/- admissible.

2. Representations have been received by Government requesting sanction of House Building Advance for enlargement of living accommodation for a second time also stressing its need due to the gradual expansion of their families.

3. The Government after careful consideration direct that house building advance may be sanctioned to Government servants for enlargement/improvement of their living accommodation for a second time also, if the applicants are having the repaying capacity and subject to the existing maximum ceiling limit of Rs.50,000/- for this purpose and also subject to the introduction of a ratio of 10:1 between House Building Advance for all other purposes and House Building Advance for enlargement/Improvement for second time.

4. The sanctioning authorities of House Building Advance scheme are informed that, for this purpose, a separate priority list should be maintained for the house building advance applications seeking advance for enlargement/improvement of living accommodation for a second time in order to ensure that while taking up the cases for sanction, if ten house building advance applications for other categories are

taken up for sanction, one application for house building advance in this category (i.e) for enlargement/improvement of living accommodation for a second time, should be taken up for sanction, if pending in a complete shape.

5. The following amendments are issued to the 'State Rules to regulate the grant of advance to Government servants for building etc., of houses:-

AMENDMENTS.

In the said Rules,

(1) in rule 3,

the existing clause (b) shall be revised and read as follows:-

(b) enlarging/improving the living accommodation in an existing house owned by the Government servant concerned for two times."

(2) in sub-rule (a) of Rule 4.

A. the existing second proviso may be revised and read as follows:-

ii) "Provided further that where the accommodation available in a house constructed or purchased by a Government servant partly or wholly out of the advance sanctioned under the rules is found insufficient at a later date for his bonafide personal requirements, and advance may be sanctioned for enlarging/improving the living accommodation in that house, subject to the condition that the sum total of the main advance (including the additional advance to complete the construction of the house if sanctioned) and the advance for enlargement/improvement of the living accommodation does not exceed the maximum ceiling limit on the amount of advance.

B. The existing third proviso may be revised and read as follows:

iii) "Provided further that, where the enlargement/improvement of living accommodation for which an advance was granted under Rule 3(b) could not be completed due to the increase in cost of materials and labour, and the Government servant concerned requires financial assistance from Government to complete the enlargement work, one additional advance to complete the enlargement/improvement of living accommodation in the house may be sanctioned subject to the following conditions:-

- i) that the sum total of the first main advance, the additional advance to complete the construction of the house, the advance for enlargement/improvement of living accommodation in the house, and the additional advance for completing the enlargement/improvement of living accommodation in the house does not exceed the maximum ceiling limit on the amount of advance.
- ii) that the period of three years has not elapsed from the date of drawal of the first instalment of the advance intended for enlargement/improvement of living accommodation in the house; and
- iii) that the additional advance shall be utilised only for completing the enlargement/improvement of living

accommodation in the house as per the plan approved originally on the basis of which the advance for enlargement/improvement of living accommodation in the house was sanctioned".

C. the following shall be added as fourth proviso namely:-

- iv) "Provided further that where the enlargement/improvement of the living accommodation constructed out of the advance sanctioned for the enlargement/improvement purposes for the first time is found insufficient at a later date an advance for the second time may also be sanctioned for enlarging/improving the living accommodation in that house subject to the condition that the sum total of the advances so far sanctioned and this advance does not exceed the maximum ceiling limit on the amount of advance".

6. This order issues with the concurrence of Finance Department vide its U.O.No.503 D.S.(B)/83, dated 15.12.1983.

(BY ORDER OF THE GOVERNOR)

G.RAMACHANDRANAO,
COMMISSIONER AND SECRETARY TO GOVERNMENT.

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Tamil Nadu Institute of Modern
Urban Studies, Coimbatore.

RF.6/84(1395/A2)

Dated: 15.5.84.

Copy communicated.

Sd/-(G.DHAMBAPATI)
Director in charge..

To

The Faculty Members.

All Staff.

//Forwarded by order//

MANAGER.

vr/23/5/